



Underrigg, Millthrop
Sedbergh, Cumbria, LA10 5SJ

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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Underrigg is a lovely three bedroom detached cottage situated in the attractive hamlet of Millthrop. Millthrop is located on the outskirts of the charming popular Town of Sedbergh, walking distance to all the amenities.

This is a spacious property with versatile accommodation and has been previously run as a successful holiday cottage, benefiting from private parking, front and rear gardens and wonderful countryside views.

Entrance to the property is via a flagged footpath through the front garden, with access into the kitchen/diner. This is an open plan room, with a large kitchen space and dining area. The kitchen comprises a range of wooden wall and base units to include a one and a half sink with drainer, recess for a cooker and fridge freezer and plumbing for a dishwasher and washing machine. The Kitchen has views to the front of the property towards the fells and attractive exposed timber beams.

Doors from the inner hall provide access to the W.C, bathroom and bedroom and also external door to the rear garden. The W.C comprises a two piece suite in white to include low level W.C and wash hand basin. There is also a useful understairs storage cupboard and glazed gable window. The bathroom has a three piece suite in white, with low level W.C, wash hand basin and a low level bath with an overbath shower unit. The ground floor bedroom is currently being used as an additional sitting room, this benefits from a fitted double wardrobe, french style doors to the rear patio area and lovely views. Stairs lead to the first floor, to the two bedrooms and a large lounge area. The lounge has dual aspect to the front and rear affording superb views and light. There is also a feature open fire on a flagged hearth with tile surround and ample space for a study area.

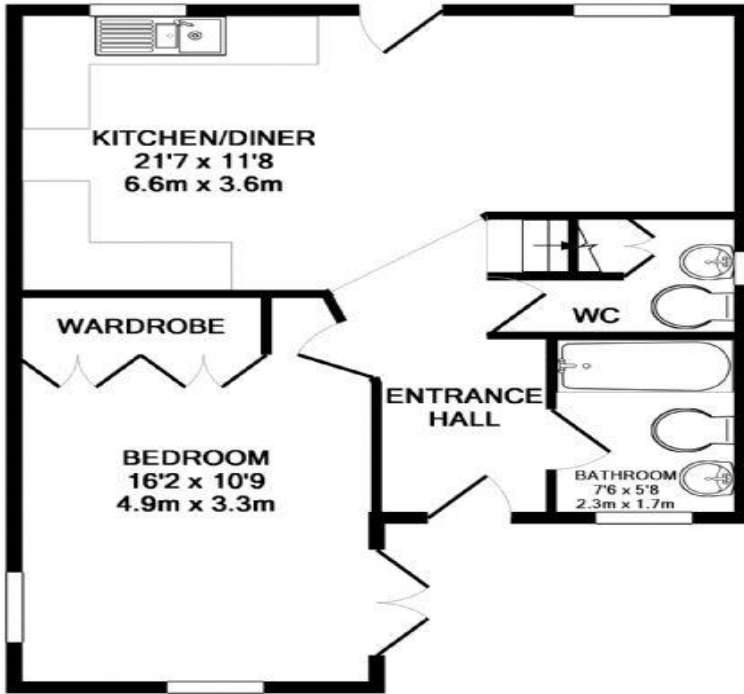
Externally Underrigg has a lawned front garden with enclosed stone walling with a plant border. The rear is enclosed by wooden fencing with a flagged patio area, lawn with border and timber shed. There is private parking to the rear for two vehicles.

Double glazed throughout with gas central heating.

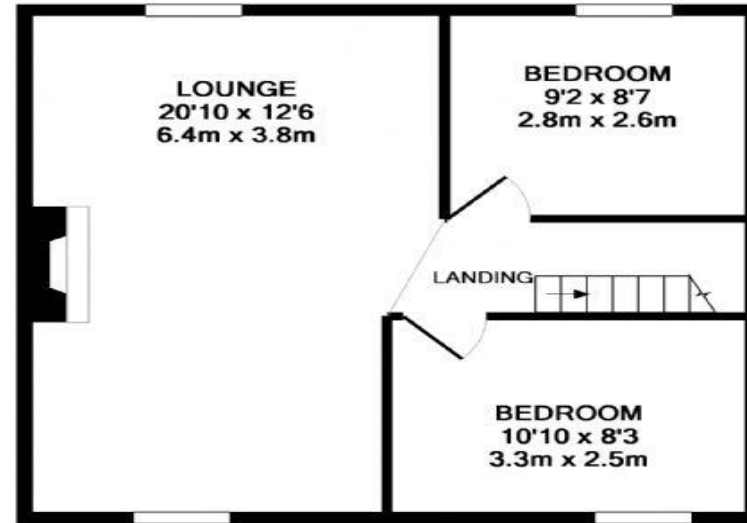
A deceptively spacious detached cottage in a peaceful rural location.

Guide Price £295,000





GROUND FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 450 SQ.FT.
(41.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES

Mains gas, electric, water and drainage

TENURE

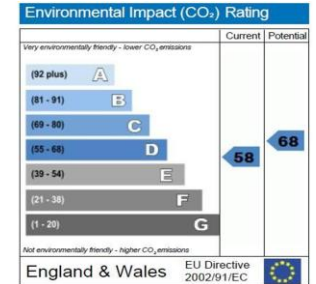
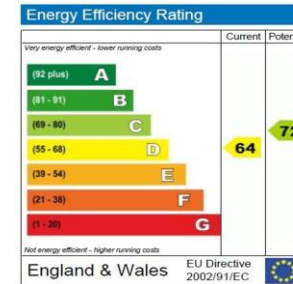
We are advised by the vendor that the property is Freehold

COUNCIL TAX BAND

We are advised that the property is currently in Band E

DIRECTIONS

From Sedbergh follow the signs for Dent. Continue for about ½ mile. Just after the small bridge over the River Rawthey, take the first left to Millthorp. At the T junction, turn left and ‘Underrigg’ is the second property on the left hand side



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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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